



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Approved December 19, 2013

December 5, 2013

6:30 P.M. ~ Work Meeting (Open to the Public)



[7:11:35 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

Wayne Hill
Wade Thompson
Robyn Shakespear
Blayde Hamilton
Jessica Morton
Dave Burrows
Tony DiConza
Jeremy Burkinshaw

- **City Staff:**
Bryn McCarty; Planning Supervisor
Cindy Quick; Deputy Recorder
Blake Thomas, City Engineer
Augusto Robles, Engineering
Gordon Haight, Assist. City Manager
Brett geo. Wood, City Manager
- **Guests:** Please see the attendance sign in sheet.

1. WELCOME INTRODUCTION AND PRELIMINARY MATTERS:

- 1.1 [7:12:19 PM](#) Reverence / Thought: Randy Rindlisbacher
- 1.2 [7:12:47 PM](#) Pledge of Allegiance: Lars Anderson
- 1.3 [7:13:13 PM](#) Roll call: Full Quorum, Excused Robyn Shakespear, Blayde Hamilton

- 1.4 [7:13:24 PM](#) Approval of electronic minutes for: **November 21, 2013.**

Commissioner Wade Thompson **MOVES** to approve the minutes for November 21, 2013.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Tony DiConza | Yes |
| Commissioner Dave Burrows | Yes |
| Commissioner Wade Thompson | Yes |
| Commissioner Jeramy Burkinshaw | Yes |

Vote passed.

Motion carried.

2. REGULAR AGENDA:

- [7:13:40 PM](#) 2.1 **14Co8-15** – Bach – 5103 W Herriman Main St – Final Master Plan Review of Apartments – Acres: 12.66 – Zone: MU-2 – Units: 304

Citizen Comments:

Gerald White, 12908 Cactus Berry Drive requesting that Western Hills has a second exit
Gordon Haight, Assist. City Manager responds to concern and mentioned that there will be no impact to Bobcat Road until July 1st

Commissioner Jessica Morton **MOVES** to approve this item with the requirements outlined by staff.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Tony DiConza | Yes |
| Commissioner Dave Burrows | Yes |
| Commissioner Wade Thompson | Yes |
| Commissioner Jeramy Burkinshaw | Yes |

Vote passed.

Motion carried.

- [7:29:32 PM](#) 2.2 **40S13** – HTC– 5024 W 13400 S – 3 Lot Commercial Subdivision – Acres: 9.62 Zone: MU-2 – Units: 3 (**PUBLIC HEARING**)

[7:31:36 PM](#) Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the

Planning Commission members.

Citizen Comments: none

[7:31:58 PM](#) Chair Hill closes public comment

Commissioner Wade Thompson **MOVES** to approve this item with any outlines by staff.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton Yes

Commissioner Tony DiConza Yes

Commissioner Dave Burrows Yes

Commissioner Wade Thompson Yes

Commissioner Jeramy Burkinshaw Yes

Vote passed.

Motion carried.

[7:32:44 PM](#) 2.3 **41S13** – Rosecrest– 14232 S Autumn Crest Blvd – Review of Townhome Subdivision, including Private Roads and Common Area – Acres: 5.85 – Zone: R-2-10 – Units: 60 (**PUBLIC HEARING**)

Chair Hill asks to discuss this item and item 2.4 below together and will take two motions.

Matt Watson (applicant) Rosecrest Communities

[7:36:57 PM](#) Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

Gerald White, 12908 Cactus Berry Drive, was this are planned for homes or a drainage ditch and why townhomes instead of homes.

Matt Watson (applicant) addressed his concerns.

[7:40:06 PM](#) Chair Hill closes public comment

Gerald White, 12908 Cactus Berry Drive, concerned with parking in this development as well.

Matt Watson (applicant) addressed his concerns.

Commissioner Dave Burrows **MOVES** to approve this item with recommendations outlined by staff.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Tony DiConza | Yes |
| Commissioner Dave Burrows | Yes |
| Commissioner Wade Thompson | Yes |
| Commissioner Jeramy Burkinshaw | Yes |

Vote passed.

Motion carried.

7:45:20 PM

2.4 **56C07-06** – Rosecrest – 14232 S Autumn Crest Blvd – Final PUD
Approval of Townhomes – Acres: 5.85 – Zone: R-2-10 – Units: 60

Citizen Comments: none

Commissioner Dave Burrows **MOVES** to approve this item with the eight requirements outlined by the city staff and conditional use for that item.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Tony DiConza | Yes |
| Commissioner Dave Burrows | Yes |
| Commissioner Wade Thompson | Yes |
| Commissioner Jeramy Burkinshaw | Yes |

Vote passed.

Motion carried.

7:47:02 PM

2.5 **26S13/12C13-01** – Anthem – 12000 S 5500 W – Amendment to the
Approved Subdivision and Site Plan to Increase from 104 Age Targeted Units
to 127 Townhome Units – Acres: 12.47 – Zone: R-2-10

Citizen Comments: none

Commissioner Jeramy Burkinshaw **MOVES** to approve this item with recommendations outlined by staff.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Tony DiConza | Yes |
| Commissioner Dave Burrows | Yes |
| Commissioner Wade Thompson | Yes |
| Commissioner Jeramy Burkinshaw | Yes |

Vote passed.
Motion carried.

7:51:38 PM 2.6 **27S13/12C13-02** – Anthem – 12000 S 5400 W – Amendment to the Approved Subdivision and Site Plan to Reduce from 134 Townhome Units to 84 Age Targeted Single Family Units – Acres: 14.51 – Zone: R-2-10

Citizen Comments: none

Commissioner Wade Thompson **MOVES** to approve this item with recommendations of staff.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Tony DiConza | Yes |
| Commissioner Dave Burrows | Yes |
| Commissioner Wade Thompson | Yes |
| Commissioner Jeramy Burkinshaw | Yes |

Vote passed.
Motion carried.

7:52:02 PM 2.7 **12C13** – Anthem – Review and approval of the CC&R's and Design Guidelines for the Anthem Development

Citizen Comments: none

Commissioner Dave Burrows **MOVES** to continue this item to the next available meeting.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Tony DiConza | Yes |
| Commissioner Dave Burrows | Yes |
| Commissioner Wade Thompson | Yes |
| Commissioner Jeramy Burkinshaw | Yes |

Vote passed.
Motion carried.

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

4. **FUTURE MEETINGS:**

- 5.1 City Council Meeting - Thursday, **December 12, 2013** @ 7:30 PM
- 5.2 Planning Commission Meeting - Thursday, **December 19, 2013** @ 7:00 PM
- 5.3 Planning Commission Meeting - Thursday, **January 16, 2014** @ 7:00 PM

5. **ADJOURNMENT:**

Commissioner Jessica Morton moves to adjourn the meeting.

Meeting adjourned at 7:58:08 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes, along with the digital recording, represent a true, accurate, and complete record of the meeting held on December 5, 2013. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.


Cindy Quick, Deputy Recorder